

## Minutes for the May 17, 2008 Assateague Pointe Board of Directors Meeting

1. President Joe McGee **welcomed and called meeting to order and led the Pledge of Allegiance.** Present at the meeting was President, Joe McGee, Property Manager, Troy Purnell, Secretary, Bob Molle, Member at Large-Vince Miller and Recording secretary, Valerie Sharp. There were 16 homeowners at the meeting.
2. **Property Manager's Report**-Troy reported that the 87 MPH high winds that we received last weekend blew out several homeowners skirting and shingles of their roofs, it is the responsibility of the owner to have it taken care of not the grounds crew. He also reported that the property grounds are in great shape. Troy said considering the amount of rain and sun we've had, it has kept Neil and his crew extremely busy. Neil is keeping up with the grass cutting pretty good and if he can he will try and put some of the skirting back, if time will permit. The poles have been erected in the boat storage area for the installation of the cameras. There will be a drench dug from the fiber optic intersection over to the boat storage area and the warehouse area.
3. **Treasurer's Report**- Troy reported we are in a solid financial condition. According to the end of our April finances, we are \$606.00 ahead on income. On the administrative expenses it was \$6,647.00 under budget. Maintenance we were \$11,231.68 under budget. All of these items that are showing an under budget will be used in the next few weeks for the starting of the park. The utilities was over by \$3,821.00 this is due in part by the trash bill, we should be paying less. I will look into it. As far as the receivables we have 2 delinquent that we have liens on.
4. **Old Business:**
  - A. Bathroom stall handles were installed on all bathroom doors on 3/17/2008, **we still have to replace the outside doors going into the bathrooms.**
  - B. Rental Agreements and regulation letter from Joe McGee will be going to each homeowner next week.
  - C. Drainage issues have been given to Neil and Troy said there are some that we need a contractor to do the work. He will get bids on the work that needs to be done.
  - D. Television will be purchased by Troy for the Clubhouse and Resort Homes will be doing the framing work for around the new TV.
  - E. Pools will start to be worked on May 19, 2008 and will be ready for opening day.
- F. New dumpsters have been added to the storage area. Troy addressed the homeowners on the amount of money that can be potentially saved over the course of a year. Troy also said that if this system does not work we can look into something else. **Joe brought up a suggestion about considering moving the dumpsters across from the mailboxes and adding a fence around it. This will increase the amount of storage slips in that area, which we need.** This can be brought up at the next meeting.
- G. **Muskrat update**- over 56 were trapped. Troy said the only way to alleviate the problem is to put stone along the banks of the ponds. He is getting bids for this. There is a lot of damage from the tunnels they have made in the banks and other muskrats can move in. A

homeowner brought up a question about why the homeowners were not notified about the traps. Joe answered him by telling

- H. Fountains** were turned on for the season on 4/24/2008
- I. Clubhouse Air Conditioning** needs to be on by Memorial Day. Joe wants both buildings to be set for the summer by Valerie.
- J. Pier Lights**-photo sensors to be checked and possibly replaced with a different fixture, so they don't keep going out. Valerie will contact Frick Electric.
- K. Repairs from county** work in community-Troy went and took pictures and sent to the county and they will repair to normal when weather permits and when the asphalt plant is up again and it will be done all at once.
- L. Signs**-Vince Miller hasn't got the community survey of what is faded or broke or needs to be replaced yet because of his work schedule at the front gate due to the deaths that have happened.
- M. Gate Attendants**-Troy suggested that we have our annual gate attendant meeting. Joe McGee addressed the loss of 3 gate attendants recently. Two of the attendants worked the 1-9 am shift, which is a very difficult shift to get help for. It was a great loss for the whole community; two of these attendants have been there almost as long as it has been open. Bob Molle wanted to know about replacements. Valerie has put an ad in and will hire the people we need at the gate. Valerie thanked Vince Miller and John Parsly for stepping up and working the 1-9am shift on such short notice. She had no one else to work.
- N. Entrance posts**- will be replacing the turnstiles on both sides on entrance gates with permanent concrete posts.
- O. Tables**-Joe purchased 10 new 54 inch tables for the community and they should be delivered this week.
- P. Lawnmowers**- 2 motors have been rebuilt.
- Q. Mulch** will be done as soon as Neil catches up with the grass cutting.
- R.** Troy has brought up a concern he has about eventually we are going to have to look into **replacing the original electric lines** throughout the community. He suggested and got a bid for Lots#102-112.
- S.** Bob Molle mentioned that the **speakers for the intercom system** need to be checked by Dave when he is here for the installation of the cameras. There is a problem hearing anyone. Joe said to have Dave put in a different speaker that is better. Bob said we have to have this in place for emergency. Joe said we need to locate the C-wire, and resplice the fiber optics.

### **Committee Reports:**

Joe McGee told the homeowners just so everyone knows, nobody gets put to the side, I received my letter from the ECC the other day. Bob Molle also received a letter.

**ECC**-Cathy Ortel reported that she also received a letter and everyone had a chuckle. We currently have 5 people on this committee and they have done on heck of a job. The biggest problem we have is the community is getting older. We sent a 3 page letter out that consisted of a cover letter, a violation notice and a response form. This year we sent out 354 and last year we sent out 468. Most of the letters that were sent dealt with the SHARP propane tanks being

rusted. The second biggest issue is the rusted roof vents. I only have the name of one contractor, Pat McKay that is doing this work. Cathy asked if you know of anyone that can do this work; please give that name to Valerie. Troy thought he might know someone. The inspections were done very early this year in May, but we gave it a June 9, 2008 compliance date. The amount of time and paper work involved is over whelming. I really need another person on this committee to do secretarial work for this committee. Cathy is asking for a volunteer. Judy Coyle is on the ECC committee. Joe McGee asked Cathy about the 2 homeowners from last year that were a problem. Cathy told Joe that they received the same letter as everyone else. What I would like to do is what you have left over from last year that was never corrected and this spring you have been given the standard notice and give it to the attorney, Ray Coates. Joe McGee heard that one of these homeowners have sold their place and if that is true we only have one problem. Joe will ask Tony about the homeowner in question. Cathy said she has 2 bad ones and one seriously bad one. Cathy said that she has noticed more and more golf carts in here, and I need someone to go around and do a golf cart survey. Bob Molle said he will turn in any golf cart violations to the front office. Troy thanked Cathy for the job she is doing as chairperson of the committee. She received a round of applause. Joe explained that the ECC used to be done by Board members. Our lawyer has advised us to have a separate committee. There is a appeal process that a homeowner can pursue. You first appeal hearing is to the ECC and if it can not be rectified, the homeowner can have an appeal hearing to the board of directors. The board has the final say.

**Budget Review Committee-**no one present

**Beautification Committee-** Troy received an e-mail from Carl Thompson and he had some legitimate concerns. Light covers in Clubhouse, mulch, change filters. Joe said that Carl and Ray do a lot for the community and saves the HOA and all the homeowners a lot of money. Joe said he was told that Ray Howard, who has worked with Carl a long time, has sold his place. Ray told Vince Miller he would still be helping Carl.

**Boat Storage Committee-**Joe said John & Darlene Hale have chaired this committee for a number of years. John has lung cancer and Darlene is on dialysis. We need a volunteer to do the boat storage area. Joe asked everyone to keep John & Darlene in your prayers and we wish them the best. Joe is going to try and get the boat storage area checked in the next couple of weeks. Joe said that once we get the dumpster area squared away we are looking to put in a few more slips, if possible. He asked Valerie how many we needed and she said 16.

**Open Discussion-**

**Bill Landano-Lot#228-**asked about the high grass behind his house on the pond and wondered why his wasn't cut and his neighbors was all trimmed back. Joe told him that Tony was right when he told you that it was up to the homeowner to cut it back if you want to. Your neighbors are doing the cutting of the grasses. Bill asked if when we are hiring someone new for the gate attendant job, should you run a background check to see if they are a pedophile?

**Denise Deskewicz-Lot#278-** asked if it is her responsibility to seed the lawn or does the grounds crew do that? Joe told her it was her responsibility to seed her lawn. Her second question was about vandalism that has occurred on my property. I have several concrete yard ornaments and 2 were stolen last month and now when we came down this time at night.

Someone had moved the 2 foot concrete pony in the middle of the driveway and I did over \$2000.00 worth of damage done on my vehicle. My question to the board is should I be reporting things like this to the front office? Joe told her yes to reporting vandalism. He also told her that in the off season it would be easier to pin point who was in the park in between your visits. The courtesy people drive around the park and will take a look at anything that is out of place and sometimes they will actually write up certain incidents. Joe suggested that Homeowners call the police when there is any vandalism and give them a list of the people who were here and let them do their job. Denise's other question was about the dog area and people driving in that area. She said they were leaving tracks. Joe said that last year there were some issues over people driving behind other people's homes on the common area, and that is not allowed. Joe said that when you witness a violation, whoever is doing it should be told they are in violation, so the violator knows he's not getting away with it.

**Robert Wrease-Lot#212-** he wants to know if someone could look at the damage to his flower box? He stated that the whole box caved in. Joe told him that it is up to the homeowner to repair it, but Joe will go down and take a look at it. Joe told him that Bill Hall could probably fix it.

**Joyce Hudson-Lot#184-**I thought that we were not allowed to drive our golf carts on the common grounds but we could drive in the dog area. There are a few people who go to the dog area and are handicapped and can not walk there. Joe said that Troy remembered that it was okay to drive in the dog area. Joe did remind everyone that homeowners are responsible for cleaning up after their pets and if their pets are off the leash they are responsible for their actions. He also reminded pet owners that all pets are to be on a leash.